

**CHANGE IN TERMS ADDENDUM TO AGREEMENT OF SALE**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 4901 N Lawrence St

Philadelphia

PA 19120

2 **SELLER** Taynia Prosser3 **BUYER** Augustus Mitchell, Dana Grose**4 The following terms of the Agreement of Sale are changed as stated below:****5 1. REPAIRS**

Seller, at Seller's expense, will complete the following repairs no later than \_\_\_\_\_ days prior to Settlement Date (prior to settlement, if not specified), in a workmanlike manner, with all required permits, according to the attached contractor's proposal(s), if any, the terms of which, including the persons and specifications contained therein, shall become part of this Agreement:

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**24 2. SELLER ASSIST**

Seller Assist is changed to \$\_\_\_\_\_, or \_\_\_\_% of the Purchase price, maximum, toward Buyer's costs as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

**28 3. PURCHASE PRICE**

Purchase Price is changed from \$115,000 to \$95,000.

**30 4. ACCEPTANCE & SETTLEMENT**

(A) Written acceptance of all parties will be on or before: \_\_\_\_\_  
(B) Settlement Date is changed from \_\_\_\_\_ to \_\_\_\_\_

**33 5. MORTGAGE TERMS**

(A) **Mortgage Type** is changed from \_\_\_\_\_ to \_\_\_\_\_

**35 (B) Mortgage amount**

1. First mortgage amount is changed from \$\_\_\_\_\_ to \$\_\_\_\_\_  
2. Second mortgage amount is changed from \$\_\_\_\_\_ to \$\_\_\_\_\_

**38 (C) Mortgage Lender**

1. First mortgage lender is changed to \_\_\_\_\_  
2. Second mortgage lender is changed to \_\_\_\_\_  
3. Buyer will submit a completed, written mortgage application to the identified lender(s), if any, according to the terms of the Mortgage Contingency paragraph of the Agreement of Sale on or before: \_\_\_\_\_

**43 (D) Loan-To-Value (LTV) ratio (For conventional loans)**

First mortgage LTV ratio not to exceed \_\_\_\_\_ %      Second mortgage LTV ratio not to exceed \_\_\_\_\_ %

(E) **Date for Buyer to deliver documentation** of lender's approval of Buyer's mortgage, whether conditional or outright, is changed from \_\_\_\_\_ to \_\_\_\_\_

47 Buyer Initials: AM DG

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Seller Initials: JG

Pennsylvania Association of Realtors®

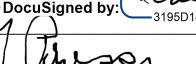
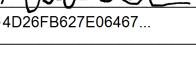
**48 6. TIME PERIODS**

- 49 (A) The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of Agreement of Sale is changed to \_\_\_\_\_.  
50 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of Agreement of Sale is changed to \_\_\_\_\_.  
51 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of Agreement of Sale is changed to \_\_\_\_\_.  
52 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of Agreement of Sale is changed to \_\_\_\_\_.  
53 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of Agreement of Sale is changed to \_\_\_\_\_.  
54 (B) The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of the \_\_\_\_\_ Addendum is changed to \_\_\_\_\_.  
55 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of the \_\_\_\_\_ Addendum is changed to \_\_\_\_\_.  
56 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of the \_\_\_\_\_ Addendum is changed to \_\_\_\_\_.  
57 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of the \_\_\_\_\_ Addendum is changed to \_\_\_\_\_.  
58 The time period in paragraph \_\_\_\_\_, line \_\_\_\_\_ of the \_\_\_\_\_ Addendum is changed to \_\_\_\_\_.

**59 7. OTHER**

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68 All other terms and conditions of the Agreement, including all other time periods, remain unchanged and in full force and effect.

69 <b>BUYER</b>	 DocuSigned by: Augustus Mitchell	<b>DATE</b>	11/22/2020   7:19 AM PST
70 <b>BUYER</b>	 DocuSigned by: Dan H 254305C2290E4EE...	<b>DATE</b>	11/22/2020   9:58 AM EST
71 <b>BUYER</b>	 DocuSigned by: J. Wilson 3195D14CF14746C...	<b>DATE</b>	11/22/2020   9:38 AM PST
72 <b>SELLER</b>	 DocuSigned by: J. Wilson 4D26FB627E06467...	<b>DATE</b>	11/22/2020   9:38 AM PST
73 <b>SELLER</b>		<b>DATE</b>	
74 <b>SELLER</b>		<b>DATE</b>	